



Scottish Assessors Association

MISCELLANEOUS PROPERTIES COMMITTEE

Practice Note 6

REVALUATION 2005

Valuation of Cricket Grounds

1.0 INTRODUCTION

This practice note will apply to cricket grounds.

2.0 BASIS OF VALUATION

The cricket ground, clubhouse, car parking and ancillary buildings such as scoring boxes and groundsman's huts should be valued on the comparative principle of valuation.

Site improvements such as synthetic wickets, practice wickets, practice nets and floodlighting should be valued using the contractor's basis of valuation.

3.0 CALCULATION OF AREAS

3.1 Site Area

The valuation will be based on the total site area. An ideal playing area is roughly circular in shape with a central area, the cricket square, measuring 27.44 metres by 27.44 metres and boundaries 45.75 metres from the sides of the square. Several wickets may be prepared on the cricket square and one of these may be of a synthetic material. The playing area is normally 1.20 ha to 1.50 ha in extent.

3.2 Clubhouse, Ancillary Buildings etc

The area of all buildings should be calculated on an overalls basis.

4.0 METHOD OF VALUATION

4.1 Site Value

The valuer should consider local rental evidence and circumstances when choosing an appropriate rate per hectare.

In the absence of local evidence, rates of £350 to £650 per hectare to net annual value should be applied to the total area of the cricket ground.

Where the total site area exceeds 2.0 ha an adjustment may be considered appropriate for excess land which is undeveloped or in the nature of amenity ground only.

The foregoing rates, having been arrived at from rental evidence, reflect the physical characteristics of the ground and the extent of the use of the subjects. No further allowance would therefore be appropriate for these elements. Where, however, part of the cricket ground has been laid out to form an alternative sporting use, the recommendations relative to that use should be considered.

Consideration should be given to the general standard of the ground, the location of the ground, the surroundings, the access to the ground and the evenness of the playing surface.

Whilst the league status of a club is generally a reasonable indicator of quality, it should only be taken as a guide as there may be exceptions. For example, where the club is in a good location, is well used and there has been significant investment on both the playing facilities and the clubhouse a higher rate per hectare may be appropriate.

4.2 Disabilities

The recommended rates assume that the playing area does not suffer from any disabilities and, if these rates are adopted, the following allowances may be applied. For uniformity, the percentage deductions should be aggregated.

Rates derived from local evidence may already reflect such disabilities and in these cases, further adjustment may not be necessary.

Disability	Deduction
No water supply to square	10%
Unenclosed cricket ground	10%
Wickets running east to west only	10%
Inadequate square (less than 18.3m x 22.9m)	Up to 20%
Playing area affected by slopes and undulations (NB a modest gradient assists drainage hence only extreme slopes should be reflected)	Up to 20%

4.3 **Ancillaries to Playing Area**

In the absence of rental evidence for these items, the contractor's basis of valuation is recommended. The undernoted costs are derived from The National Playing Fields Association Cost Guide and need no adjustment for contract size, professional fees or location factor. Age and obsolescence allowances should be in accordance with the following table.

Year	Allowance	Year	Allowance	Year	Allowance
2005	0.00%	1985	15.00%	1965	35.00%
2004	0.50%	1984	16.00%	1964	36.00%
2003	1.00%	1983	17.00%	1963	37.00%
2002	1.50%	1982	18.00%	1962	38.00%
2001	2.00%	1981	19.00%	1961	39.00%
2000	2.50%	1980	20.00%	1960	40.00%
1999	3.00%	1979	21.00%	1959	41.00%
1998	3.50%	1978	22.00%	1958	42.00%
1997	4.00%	1977	23.00%	1957	43.00%
1996	4.50%	1976	24.00%	1956	44.00%
1995	5.00%	1975	25.00%	1955	45.00%
1994	6.00%	1974	26.00%	1954	46.00%
1993	7.00%	1973	27.00%	1953	47.00%
1992	8.00%	1972	28.00%	1952	48.00%
1991	9.00%	1971	29.00%	1951	49.00%
1990	10.00%	1970	30.00%	1950	50.00%
1989	11.00%	1969	31.00%	1949	50.00%
1988	12.00%	1968	32.00%	1948	50.00%
1987	13.00%	1967	33.00%	1947	50.00%
1986	14.00%	1966	34.00%	1946	50.00%

4.3.1 **Decapitalisation**

The adjusted replacement costs should be decapitalised at the appropriate rate.

4.3.2 **Synthetic Wickets**

Match wicket of 28.00m x 2.75m on or near to the cricket square.

	Cost
Synthetic turf with concrete foundation	£6,200
Synthetic turf with stone foundation	£5,200

4.3.3 **Practice Wickets**

Practice wickets are generally located outwith the normal playing area and may be a continuous strip or in two mats, both 22.00m long. The costs reflect that practice wickets are normally found in pairs, side by side. The cost of two practice wickets of synthetic turf with a concrete or stone foundation should be taken as £7,000.

No addition should be made for practice wickets formed from rolled outfield.

4.3.4 **Practice Nets**

A steel frame cage or “net” is often present around practice wickets. These may be moveable but normally have a degree of attachment and permanence which renders them rateable. The cost of one double bay cage (14.5m x 7.3m) should be taken as £2,800.

4.3.5 **Floodlighting**

Floodlighting is not normally used for the playing of cricket in Scotland but may be present where the cricket ground has an alternative use. Where floodlighting exists, an addition should be made using costs detailed in the Scottish Assessors’ Association Cost Guide or The National Playing Fields Association Cost Guide.

4.3.6 **Terracing, Open Seating, Turnstiles**

These are not generally required and no addition should be made.

4.3.7 **End Allowance to Ancillary Items**

In some instances, the application of the contractor’s basis of valuation to ancillary items may produce results which are high in relation to the other elements of the valuation. Where this occurs, further adjustment may be required at the “stand back and look” stage of the valuation and an allowance of up to 50% may be applied to those elements valued on the contractor’s basis.

5.0 CLUBHOUSE

Where there is a clubhouse or pavilion present, this should be valued in accordance with Miscellaneous Properties Committee Practice Note 5.

6.0 ANCILLARIES

6.1 Ancillary Buildings

It is recommended that the valuation of groundsman's huts, scoring boxes and other ancillary buildings be carried out with reference to local evidence, having regard to location and, where appropriate, extent of use. It is recommended that any addition for ancillary buildings should not exceed 10% of the value of the subjects.

6.2 Car Parking

Car parking should be added at the appropriate rate in accordance with local evidence. It is recommended that any addition for car parking should not normally exceed 10% of the value of the subjects.

7.0 END ADJUSTMENTS

It is accepted that for this category of subject, by virtue of poor location, historic over provision, or otherwise, there may be circumstances in which the membership or extent of use of the club is so low that it would affect the rental offer made by the club. In such circumstances an allowance may be granted of up to 50% in the most exceptional cases.